

Attorney or Party Name, Address, Telephone & FAX Numbers, and California State Bar Number LAWRENCE A. DIAMANT (State Bar No. 39582) ROBINSON, DIAMANT & WOLKOWITZ A Professional Corporation 1888 Century Park East, Suite 1500 Los Angeles, California 90067 Phone: 310-277-7400 Fax: 310-277-7584	FOR COURT USE ONLY <div style="border: 1px solid black; padding: 5px; text-align: center;"> FILED FEB 10 2006 <small>CLERK U.S. BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA BY Deputy Clerk</small> </div>
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA	
In re: XJS PREMIUM GROUP LLC, Debtor(s).	CASE NO.: LA 03-38925-ER

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: March 14, 2006	Time: 10:00 a.m.
Location: Courtroom 1568, 255 E. Temple St., Los Angeles, California	

Type of Sale: ☐ Public: ☒ Private: Last date to file objections: February 28, 2006

Description of Property to be Sold: estate's interest in Nonya, a Chinese-Malaysian restaurant located at 61 North Raymond Avenue, Pasadena, California, and State of California on-sale liquor license

Terms and Conditions of Sale: "as is" without any representations or warranties

Proposed Sale Price: \$155,000.00

Overbid Procedure (If Any): The Trustee will request approval of the following overbid procedure: (1) Overbidder must attend hearing; (2) Overbidder must submit \$50,000 deposit to counsel for Trustee at hearing; (3) Deposit will be non-refundable and forfeited if overbidder is unable to close sale within 10 days of entry of order approving sale.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing: March 14, 2006
10:00 a.m.
Courtroom 1568

Contact Person for Potential Bidders (include name, address, telephone, fax and/or e-mail address):

Lawrence A. Diamant, Esq.
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Date: February 10, 2006